

## ARTICLE 12

### “B-2” BUSINESS DISTRICT

#### PREAMBLE

This district has been established to provide for business and service establishments serving the needs of consumers beyond the immediate neighborhood.

#### SECTION 1201

#### PRINCIPAL PERMITTED USES

- A. Any commercial activity, such as those enumerated below as examples, which fulfills all the requirements of the other Sections of this Article and is not listed initially as a Permitted or Conditional Use in Article 13 and 14 or any Industrial District.
1. Antiques.
  2. Appliance sales and service.
  3. Automobile accessories.
  4. Bakeries, retail.
  5. Barber and beauty shops.
  6. Book stores and card shops.
  7. Candy and confectionery.
  8. Carpet and floor covering.
  9. Cigarettes, cigars, tobacco.
  10. Clothing stores and shoes.
  11. Community centers.
  12. Dairy products - retail.
  13. Delicatessen.
  14. Department stores
  15. Drug stores
  16. Dry-cleaning and Laundromats (self service).

17. Dry cleaning and laundry pick up stations, including package dry Cleaning plants.
18. Eating places No. 1.
19. Eating places (carry out).
20. Equipment rental services (but not including automobiles, trucks and trailers).
21. Florists.
22. Food stores.
23. Frozen food lockers.
24. Furniture and upholstery repair.
25. Hardware.
26. Heating, air conditioning, electrical and plumbing sales.
27. Hobby shops.
28. Lawn mower sales.
29. Locksmiths.
30. Mail order catalogue stores.
31. Newspaper substations.
32. Optical goods.
33. Paint, glass and wallpaper.
34. Party supply.
35. Pet sales and supplies.
36. Photo studios.
37. Radio and television sales and service.
38. Service clubs.
39. Shoe repair.
40. Sporting goods.

**SECTION 1202**

**ACCESSORY USES**

- A. Accessory uses, buildings or other structures customarily incidental to any of the forgoing permitted uses.
- B. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon the completion or abandonment of the construction work.

**SECTION 1203**

**CONDITIONAL USE**

The following Conditional Uses subject to approval in accordance with Article 4, Section 406.

- A. Automobile service stations in accordance with Section 1204. F.

**SECTION 1204**

**REQUIRED CONDITIONS**

No zoning certificate shall be issued for a B-2 use, until the applicant shall have certified to the Zoning Inspector that:

- A. The business activity will be conducted wholly within a completely enclosed building, except for automobile service stations in accordance with Section 1204. F.
- B. The business establishment shall not offer goods, service, food, beverages, or make sales directly to customers in automobiles, except for drive-in windows for pick up or delivery and which will be provided with adequate driveway space on the premises for waiting vehicles.
- C. All business shall be of retail or service character.
- D. No manufacturing, processing, packaging, repair or treatment of goods shall be carried on, except when incidental or accessory to the performance of services or the sale of goods to the public on the premises.
- E. Exterior lighting shall be shaded wherever necessary to avoid casting direct light upon any property located in a residential district or upon any public street.
- F. Automobile service stations shall be limited to the selling and dispensing of petroleum fuel primarily to passenger vehicles and to such accessory uses as the sale and installation of lubricants, tires, batteries, accessories and supplies, incidental washing and polishing, tune-ups and brake repair. No outdoor dismantling, wrecking or storage of automotive vehicles, parts or accessories shall be permitted. No outdoor storage or rental of trucks, trailers or passenger vehicles shall be permitted.

- G. All premises shall be furnished with all-weather hard surface walks of a material such as bituminous or portland cement concrete, wood,

title, terrazzo or similar material, and, except for parking areas, the grounds shall be planted and landscaped.

shall

- H. Where the property lines separate a business district from a residential district, a visual and mechanical barrier, a minimum of six (6) feet in height, shall be provided along the common lot line, which may consist of any of the following:
  - 1. An evergreen hedge used with a chain link fence. Such hedge not be less than three (3) feet in height.
  - 2. A solid fence of a nondeteriorating material.
  - 3. Masonry wall.
- I. No noise from any operation conducted on the premises, either continuous or intermittent, shall violate the provision of Article 34.
- J. No emission of toxic or noxious matter, which is injurious to human health comfort or enjoyment of life and property or to animal or plant life shall be permitted. Where such emissions could be produced as a result of accident or equipment malfunction, adequate safeguards considered suitable for safe operation in the business involved shall be taken.
- K. The emission of smoke or other air pollutants shall not violate the standards and regulations of the Montgomery County combined General Health District. Dust and other types of air pollution borne by the wind shall be kept to a minimum by appropriate landscaping, paving, or other acceptable means.
- L. There will be no emission of odors or odor-causing substances which can be detected without the use of instruments at or beyond the lot lines.
- M. There will be no vibration which can be detected without the use of instruments at or beyond the lot lines.
- N. Package dry cleaning plants shall be designed to provide service to customers in the immediate neighborhood. The number of employees working within the plant at any one time shall not exceed a total of four (4).

Cleaning and pressing equipment permitted within the plant may include any or all of the following items but the quantity or rated capacity listed herein shall be maximum. (One boiler, 15 h.p; one cleaning machine, perchlorethylene - nonflammable, with air filter and dryer; two presses; one air compressor; and one spotting table.)

Failure to comply with any of the Required Conditions by property owners or users will be considered a zoning violation appropriate for prosecuting

under the terms of this resolution.

**SECTION 1205 DEVELOPMENT STANDARDS**

In addition to the provisions of Articles 26 thru 37 and 39, the following standard for arrangement and development of land and building are required in the B-2, Business District.

**1205.01 HEIGHT REGULATIONS**

No structure shall exceed forty (40) feet in height.

**1205.02 LOT AREA, FRONTAGE AND YARD REQUIREMENTS**

The following minimum requirement shall be observed.

Lot Area . . . . .	10,00 sq. ft.*
Lot Frontage . . . . .	80 ft.*
Front Yard Depth** . . . . .	25 ft.

Side Yard: None, except when adjacent to a Residential or Planned Residential District. In such case the side yard shall be not less than one-fourth (1/4) of the sum of the height and depth of the structure, but in any event not less than fifteen (15) feet.

Rear yard: A Rear yard shall be required adjacent to a Residential Zoning District or a Planned Residential District. such rear yards shall be not less than one-fourth (1/4) the sum of the height and width of the structure, but in no case shall be less than twenty (20) feet.

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If a use is to be serviced from the rear, a yard shall be provided not than forty (40) feet deep.

**\*Or such lesser lot area and frontage as will permit compliance with the Side Yard and Off-Street Parking Requirements.**

**\*\*The front yard depth shall be measured from the established right-of-way lines as shown on the Official Thoroughfare Plan for Montgomery County.**

**1205.03 MAXIMUM LOT COVERAGE**

Forty (40) percent of lot area.

**1205.04 MAXIMUM FLOOR AREA RATIO**

0.4